

Bk: 10853Pg: 329 Page: 1 of 2  
Recorded: 03/27/2012 01:15 PM

**Affected Premises:**  
**31 Wildwood Lane**  
**Amherst, MA**

## QUITCLAIM DEED

### KNOW ALL BY THESE PRESENTS

that I, **DAVID P. MARKLAND**, of Amherst, Massachusetts,

in full consideration of **ONE DOLLAR (\$1.00)**

grant to **CHELSEA M. BROWN**, of 31 Wildwood Lane, Amherst, Massachusetts and  
**CLAUDIA P. BROWN**, of 29 Butterhill Road, Pelham, Massachusetts, as joint tenants,

with **QUITCLAIM COVENANTS**,

all my right, title and interest to the land, with the buildings thereon, located in Amherst, Hampshire County, Massachusetts, known as 31 Wildwood Lane and more particularly described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 19<sup>th</sup> day of March, 2012.

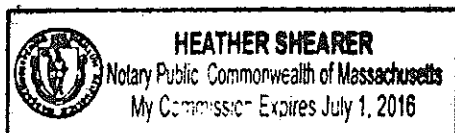
  
Witness

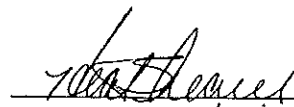
  
**DAVID P. MARKLAND**

### COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 19<sup>th</sup> day of March, 2012, before me the undersigned notary public, personally appeared **DAVID P. MARKLAND**, and proved to me through satisfactory evidence of identification, which was ☒ MA Driver's License ☐ Personal knowledge of the identity of the signatory ☐ Other: \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



  
Notary Public: *Heather Shearer*  
My Commission Expires: 7/1/2016

**EXHIBIT A**

The land in Amherst, Hampshire County, Massachusetts, near the intersection of Strong and East Pleasant Streets, bounded and described as follows:

Beginning at an iron pipe marking the northwesterly corner of the land conveyed said iron pipe is N. 1° 35' E. five hundred forty-one and nine tenths (541.9) feet more or less from the intersection of the northerly line of Strong Street and the easterly line of a street (unnamed), shown on plan entitled "Wildwood Subdivision Amherst, Massachusetts, July 1940, as extended March, 1951, recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15, said iron pipe is S. 88° 25' E. three hundred forty (340) feet from an iron pipe set in the easterly line of East Pleasant Street; thence S. 88° 25' E. along land now or formerly of the Amherst Cemetery Association, two hundred (200) feet to a point; thence S. 1° 35' W. along land of the Amherst Cemetery Association one hundred (100) feet to a point; thence N. 88° 25' W. along the northerly line of other land now or formerly of Wesley J. Wentworth et ux, two hundred (200) feet to a point in the easterly line of said unnamed street; thence N. 1° 35' E. along the easterly line of said unnamed street one hundred (100) feet to the place of beginning; together with a forty (40) foot wide right of way (in common with others) for all reasonable purposes, in said unnamed street from Strong Street to the iron pipe marking the place of beginning of land described.

This conveyance is made subject to the restrictions that (1) Not more than one house shall be built upon the land described; (2) No house built on land described shall be designed to accommodate more than one family; and (3) The set back of the house built on the land shall be at least thirty (30) feet from the street lines.

Hereby conveying all of Lot No. 20 as shown on said plan plus a fifty (50) foot strip of land easterly hereof.

SUBJECT TO the right of the inhabitants of the Town of Amherst to lay, maintain, relay and repair a water main on a street, known as Wildwood Lane beginning at a point on Strong Street 300.4' easterly of East Pleasant, as shown on an extended plan in Book 37, Page 15, dated May 8, 1952.

SUBJECT TO an easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Co. dated June 13, 1952, recorded with said Registry, Book 1120, Page 341.

SUBJECT TO a sewer easement to the Town of Amherst dated May 26, 1970, recorded with said Registry, Book 1572, Page 682.

Being the same premises conveyed to the Grantor and Grantess by deed of Suzanne Rogalin and Jon Strieter dated July 27, 2007 and recorded with the Hampshire County Registry of Deeds in Book 9225, Page 249.

ATTEST: HAMPSHIRE, *Patricia A. Plaza*, REGISTER  
PATRICIA A. PLAZA